
PROJECT: 18-2003 DEV, HARRY TODD WATERFRONT IMPROVEMENTS PHASE II ALEA

Sponsor: Lakewood City of Program: Aquatic Lands Enhancement Acct Status: Active
Project Start Date: 07/01/2019 Agreement End Date: 12/31/2021

Final Report Status: Accepted 10/29/2021

Description

PROJECT AGREEMENT DESCRIPTION

The City of Lakewood will use project funds to make waterfront improvements at Harry Todd Park, a 17-acre park on the south side of American Lake. New amenities will include a fishing pier and a dock for rowing shells and other human powered vessels. In addition, the project will replace a restroom facility and connect to a new sanitary sewer in place of existing septic tank and drain field. The project will also include constructing ADA pathways between the parking area, open space and picnic areas. The primary outdoor recreational opportunity provided by this project is water access.

FINAL PROJECT DESCRIPTION

Harry Todd Park is the only neighborhood park in the Tillicum neighborhood of Lakewood, WA. The recent site improvements included a new ADA pathway with handrail from the upper slope to the shoreline, bulkhead replacement, shoreline and open space restoration, new finger docks, guard rails at the docks, a fishing pier, new restrooms, playground equipment, and a paved pedestrian path to the park from a secondary parking lot. Utility connections including sanitary sewer (previously on septic) within the park have also been updated. The relocation of the restroom building on-site has greatly improved views of the lake from the upper slope and overall amenity improvements have been of immediate use to the community.

Questions

#1: Describe the location of where the RCO funding acknowledgement sign is displayed at the site.

signs have been posted on the outer wall of new restrooms as well as within beach access area

Description is required

#2: Is there an opening ceremony or ribbon cutting event planned or has one already occurred?

Yes

We had an community event with ribbon cutting on August 3rd, 2021

Description is required

#3: Is there anything else about this project you would like to clarify or explain?

No

Optional

#4: Was the project's original design modified? If yes, explain the major changes here and attach the new design document (As Built) in PRISM.

No

Optional

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Worksites

Worksite #1: Harry Todd Park

Worksite Address (Optional)

Street Address 8702 North Thorne Lane SW

City Lakewood

State, Zip WA 98499

Worksite Details

Worksite #1: Harry Todd Park

Worksite Name Harry Todd Park

WORKSITE DESCRIPTION

All work is to be undertaken in the southwest corner of the park that fronts on American Lake. This is a steeply sloped parcel that separates active waterfront access facilities from park support facilities including parking and restrooms. The proposed work includes replacing floats utilized for human-powered watercraft and building a new fishing pier to support public fishing. Additional work included replacing the existing restroom with a fully accessible facility and connecting to a new sanitary sewer system, new ADA accessible pathway to the water, bulkhead replacement, open space improvements including a new play area, updated landscaping and swim area improvements.

Geographic Coordinates

From mapped point: Latitude 47.128619 Longitude -122.557455

For Directions: Latitude 47.127143 Longitude -122.552294

SITE ACCESS DIRECTIONS

From I-5 take the Murray Road SW exit, (Exit 123), and head west on North Thorne Lane. Turn left onto Woodlawn Street SW and proceed 900' to the park entrance on the right.

Properties

Worksite #	Worksite Name	Property Name	Sponsor Verified	RCO Verified	RCO Verified Map
1	Harry Todd Park	Harry Todd Park	✓	✓	N/A

Development Metrics

Current Agreement

Final

Worksite: Harry Todd Park (#1)

Buildings and Structures

Construct / install restroom

Total cost for Construct / install restroom	\$194,000		Not Collected at Closure	
Number of restrooms	New	Renovate	New	Renovate
	1	0	1	0
Select the restroom type	<input checked="" type="checkbox"/> Restroom		<input checked="" type="checkbox"/> Restroom	
	<input type="checkbox"/> Restroom with showers		<input type="checkbox"/> Restroom with showers	
	<input type="checkbox"/> Restroom with laundry		<input type="checkbox"/> Restroom with laundry	
	<input type="checkbox"/> Restroom with showers/laundry		<input type="checkbox"/> Restroom with showers/laundry	
	<input type="checkbox"/> Composting		<input type="checkbox"/> Composting	
	<input type="checkbox"/> Vault toilets		<input type="checkbox"/> Vault toilets	
	<input type="checkbox"/> Pads for sani-cans		<input type="checkbox"/> Pads for sani-cans	
Provide the square feet of each restroom	1200		600	

General Site Improvements

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Develop circulation paths or access routes

Total cost for development of circulation paths or access routes		\$20,462		<i>Not Collected at Closure</i>
Enter length of circulation paths and routes by surface type		Feet		Feet
	Asphalt		Asphalt	190
	Boardwalk		Boardwalk	
	Concrete	340	Concrete	845
	Crushed rock		Crushed rock	
	Recycled materials		Recycled materials	
	Total	340	Total	1,035
Minimum width of the circulation paths or access routes		5		5
Lighting provided (yes/no)	Yes		Yes	

Install fencing/barriers

Total cost for Install fencing/barriers		\$10,934		<i>Not Collected at Closure</i>
Select the fencing types				
	Chain link fencing		Chain link fencing	
	Post and cable		Post and cable	
	Wood fencing		Wood fencing	
	3-strand wire		3-strand wire	
	<input checked="" type="checkbox"/> Other		<input checked="" type="checkbox"/> Other	
	No fencing		No fencing	
Linear feet of fencing/barriers installed		130		130
Number in feet of fence height		4		4
Select the barrier types				
	<input checked="" type="checkbox"/> Barrier rock		<input checked="" type="checkbox"/> Barrier rock	
	<input checked="" type="checkbox"/> Bollards		<input checked="" type="checkbox"/> Bollards	
	<input type="checkbox"/> Concrete barriers		<input type="checkbox"/> Concrete barriers	
	<input type="checkbox"/> Gates		<input type="checkbox"/> Gates	
	<input type="checkbox"/> Other		<input type="checkbox"/> Other	
	<input type="checkbox"/> No barriers		<input type="checkbox"/> No barriers	

Install lighting (general security)

Total cost for Install lighting (general security)		\$2,000		<i>Not Collected at Closure</i>
Number of general security lights installed		1		1

Install signs/kiosk

Total cost for Install signs/kiosk		\$8,000		<i>Not Collected at Closure</i>
Number of kiosks	New	Renovate	New	Renovate
	0	0	0	0
Number of interpretive signs/displays	0	0	0	0
Number of permanent entrance signs	1	0	1	0
Project involves installation of informational signs (yes/no)	Yes		Yes	

Install site furnishings

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Total cost for Install site furnishings	\$12,900	<i>Not Collected at Closure</i>
Select the site furniture / amenities	<input checked="" type="checkbox"/> Benches <input checked="" type="checkbox"/> Bike racks Bike repair station <input checked="" type="checkbox"/> Drinking fountains Fire pits Flag poles Grills Pet waste bag dispensers Picnic tables Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles Other	Benches <input checked="" type="checkbox"/> Bike racks Bike repair station Drinking fountains Fire pits Flag poles Grills Pet waste bag dispensers <input checked="" type="checkbox"/> Picnic tables Planters <input checked="" type="checkbox"/> Recycling/Trash receptacles Other

Landscaping improvements

Total cost for Landscaping improvements	\$12,600	<i>Not Collected at Closure</i>
Acres of landscaped area	0.41	65,000.00
Select the landscape features	<input checked="" type="checkbox"/> Boulders <input checked="" type="checkbox"/> Drainage <input checked="" type="checkbox"/> Grass/turf <input checked="" type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Trees/shrubs <input type="checkbox"/> Water feature/fountain	<input checked="" type="checkbox"/> Boulders <input checked="" type="checkbox"/> Drainage <input checked="" type="checkbox"/> Grass/turf <input checked="" type="checkbox"/> Groundcover <input checked="" type="checkbox"/> Irrigation <input checked="" type="checkbox"/> Native vegetation <input type="checkbox"/> Other <input type="checkbox"/> Planters <input type="checkbox"/> Raised beds <input checked="" type="checkbox"/> Trees/shrubs <input type="checkbox"/> Water feature/fountain

Site Preparation

General site preparation

Total cost for General site preparation	\$125,116	<i>Not Collected at Closure</i>
Acres of site preparation	0.83	1.29
Buildings / structures to be demolished	restroom building (42 years) playground (26 years) piles and floats (28 years)	restroom building (42 years) playground (26 years) piles & floats (28 years)
Select the site preparation activities	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> General site prep activities <input checked="" type="checkbox"/> Mobilization <input checked="" type="checkbox"/> Removal of piling <input checked="" type="checkbox"/> Surveying Traffic control Other	<input checked="" type="checkbox"/> Demolition <input checked="" type="checkbox"/> General site prep activities <input checked="" type="checkbox"/> Mobilization <input checked="" type="checkbox"/> Removal of piling <input checked="" type="checkbox"/> Surveying Traffic control Other

Utilities

Install power utilities

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Total cost for Install power utilities		\$4,600	Not Collected at Closure
Select the power utilities	<div><div><input checked="" type="checkbox"/> General service connection</div><div><input type="checkbox"/> Power line</div><div><input type="checkbox"/> Power poles</div><div><input checked="" type="checkbox"/> Relocate/bury power utility</div><div><input type="checkbox"/> Transformers/panels</div></div>	<div><div><input checked="" type="checkbox"/> General service connection</div><div><input type="checkbox"/> Power line</div><div><input type="checkbox"/> Power poles</div><div><input checked="" type="checkbox"/> Relocate/bury power utility</div><div><input type="checkbox"/> Transformers/panels</div></div>	

Install sewage system

Total cost for Install sewage system		\$6,800	<i>Not Collected at Closure</i>
Select the sewer utilities	Drain field		Drain field
	Lift station		Lift station
	Portable pump-outs		Portable pump-outs
	Pump-outs		Pump-outs
	Septic tank		Septic tank
	Sewage lagoon		Sewage lagoon
	✓ Sewer connection	✓	Sewer connection
	Sewer line		Sewer line
	Sewer relocation		Sewer relocation

Install stormwater system

Total cost for Install stormwater system		\$13,200	Not Collected at Closure	
Select the stormwater utilities	✓	Bio filtration swale	✓	Bio filtration swale
	✓	Catch basins	✓	Catch basins
		Drainage ditches		Drainage ditches
		Oil/water separators		Oil/water separators
		Pump system		Pump system
		Rain garden		Rain garden
	✓	Stormwater line	✓	Stormwater line
		Stormwater retention ponds		Stormwater retention ponds

Install water system

Total cost for Install water system		\$4,320	<i>Not Collected at Closure</i>
Select the water utilities	<div><div><input checked="" type="checkbox"/> Water line</div><div><input type="checkbox"/> Water meter</div><div><input checked="" type="checkbox"/> Water service connection</div><div><input type="checkbox"/> Water system relocation</div><div><input type="checkbox"/> Water treatment system</div><div><input type="checkbox"/> Well</div></div>	<div><div><input checked="" type="checkbox"/> Water line</div><div><input type="checkbox"/> Water meter</div><div><input checked="" type="checkbox"/> Water service connection</div><div><input type="checkbox"/> Water system relocation</div><div><input type="checkbox"/> Water treatment system</div><div><input type="checkbox"/> Well</div></div>	

Water Access

Develop fishing facilities

Total cost for Develop fishing facilities				\$335,000		Not Collected at Closure	
Number of fishing facilities				New	Renovate	New	Renovate
				1	0	1	0
Select the fishing facilities				<input type="checkbox"/> Dock		<input type="checkbox"/> Dock	
				<input type="checkbox"/> Float		<input type="checkbox"/> Float	
				<input type="checkbox"/> Hard-surface access		<input type="checkbox"/> Hard-surface access	
				<input checked="" type="checkbox"/> Pier		<input checked="" type="checkbox"/> Pier	
				<input type="checkbox"/> Platform		<input type="checkbox"/> Platform	
				<input type="checkbox"/> Tiered access		<input type="checkbox"/> Tiered access	
				<input type="checkbox"/> None		<input type="checkbox"/> None	
Number of fish cleaning stations				New	Renovate	New	Renovate
				1	0	0	0

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Develop hand launch facilities

Total cost for Develop hand launch facilities	\$310,000		<i>Not Collected at Closure</i>	
Number of hand launches	New	Renovate	New	Renovate
	3	0	3	0
Select the type of hand launch facility	<input type="checkbox"/> Dock <input checked="" type="checkbox"/> Float <input type="checkbox"/> Hard-surface access <input type="checkbox"/> Natural <input type="checkbox"/> Pier <input type="checkbox"/> Platform		<input type="checkbox"/> Dock <input checked="" type="checkbox"/> Float <input type="checkbox"/> Hard-surface access <input type="checkbox"/> Natural <input type="checkbox"/> Pier <input type="checkbox"/> Platform	

Permits

Obtain permits

Total cost to Obtain permits	\$4,000	<i>Not Collected at Closure</i>
Number of permits required for implementation of project		34,000

Architectural & Engineering

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$212,786	<i>Not Collected at Closure</i>
Did A&E costs exceed billed amount (Yes/No)	<i>Collected at Closure</i>	No
Percent architectural & engineering	<i>Collected at Closure</i>	8.00

Overall Metrics

Current Agreement

Final

Completion Date

Projected date of completion	12/31/2021	07/02/2021
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Planned Operation & Maintenance Costs

Estimated FTE's	<i>Collected on Application</i>	<i>Not Collected at Closure</i>
Estimated O&M Costs	<i>Collected on Application</i>	<i>Not Collected at Closure</i>
O&M Funding Source(s)	<i>Collected on Application</i>	<i>Not Collected at Closure</i>
O&M Activities	<i>Collected on Application</i>	<i>Not Collected at Closure</i>

Sites Improved

Project acres developed	0	0
Project acres renovated	0.83	1.29

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Development Costs

Final amounts include a pending billing
Date of Last Released Billing 05/27/2021

Proposed

Final

Worksite: Harry Todd Park (#1)

SPLIT OUT FINAL TOTAL BELOW			
		\$1,276,718	\$1,321,629
Buildings and Structures Costs		\$194,000	\$286,702
General Site Improvements Costs		\$66,896	\$32,500
Site Preparation Costs		\$125,116	\$113,900
Utilities Costs		\$28,920	\$43,850
Water Access Costs		\$645,000	\$659,000
Permits Costs		\$4,000	\$36,861
Architectural & Engineering Costs		\$212,786	\$148,816
Difference			\$0

Billed Summary

Final amounts include a pending billing
Date of Last Released Billing 05/27/2021

Category	Project Agreement		Totals To Date		
	RCO	Total	Expended	Non Reimbursable	Total Billed
Development					
Construction	938,931.67	1,063,932.00	1,172,812.45		1,172,812.45
AA&E	187,786.33	212,786.00	148,816.32		148,816.32
Development Total	1,126,718.00	1,276,718.00	1,321,628.77		1,321,628.77
Total	1,126,718.00	1,276,718.00	1,321,628.77		1,321,628.77

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Sponsor Match

	Proposed	Final
Project Funding		
Federal Funds		
State Funds (A.11)	\$1,126,718.00	\$1,014,046.20
Pending Billing - RCO Share Approved	Collected at Closure	\$0.00
Retainage - RCO amount retained	Collected at Closure	\$112,671.80
Value of federal funds leveraged	Collected at Closure	

Match Details

Match Category	Match Type	Proposed	Final
Converted Match	Converted Matching Share		
Amount		\$150,000.00	\$0.00
State Funding	Grant - RCO WWRP		
Amount		\$626,718.00	\$0.00
Funding Organization			

Project Funding Total	\$1,126,718.00	59.19 %	\$1,126,718.00	100.00 %
Sponsor Match Total	\$776,718.00	40.81 %	\$0.00	
Project Total	\$1,903,436.00	100.00 %	\$1,126,718.00	100.00 %
Total Billed			\$1,321,628.77	
Difference			(\$194,910.77)	
Final Project Total must equal Total Billed.				

Attachments

PHOTOS (JPG, GIF)
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS
Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
No attachments match filter criteria						

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Certify & Submit

Status History

Report Status	Date	User	Note
Accepted	10/29/2021	Beth Auerbach	
Submitted	10/29/2021	Stacey Reding	Thank you Beth!
Draft	09/07/2021	Stacey Reding	

PROJECT: 18-2003 DEV, HARRY TODD WATERFRONT IMPROVEMENTS PHASE II ALEA

Sponsor: Lakewood City of Program: Aquatic Lands Enhancement Acct Status: Active

Project Start Date: 07/01/2019 Agreement End Date: 12/31/2021

PROPERTY: Harry Todd Park (1: Harry Todd Park)

Property Basics

Acquisition ☐ Development ☒

Property Location

Property Name Harry Todd Park

Property Address
(optional)

City

State

Zip

Property Description Harry Todd Park is a 17 acre parcel located at the south end of American Lake. The park contains 300 lf of lake frontage that is separated by a steep slope to upland facilities. Work includes a new fishing pier, floats, restrooms and pathways.**Associated Worksite** Harry Todd Park (#1)

Landowner

Landowner Name Lakewood City of
Address (optional) 6000 Main St SW
City Lakewood
State WA **Zip** 98499-5027
Landowner Type Local

Control and Tenure

Instrument Type Sponsor owned property (deed)
Timing Existing
Term Type Perpetuity
Yrs
Expiration Date
Note

Parcel Numbers

County Name	Parcel Number	Mapped	Notes (optional)
No parcels			

Recording Numbers

Instrument Type	Recording Number	Notes
No recordings		

Sponsor Clarification

☒ The above information is correct and complete

RCO Notes

☒ Property data verified by RCO Staff

Property Report: Harry Todd Park (Worksite #1: Harry Todd Park)

Attachments

PHOTOS (JPG, GIF)
Photos (JPG, GIF)

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

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